



**Island County
Critical Areas Ordinance Update**



**DRAFT Needs Assessment and
Gap Analysis Report**

Planning Commission Workshop

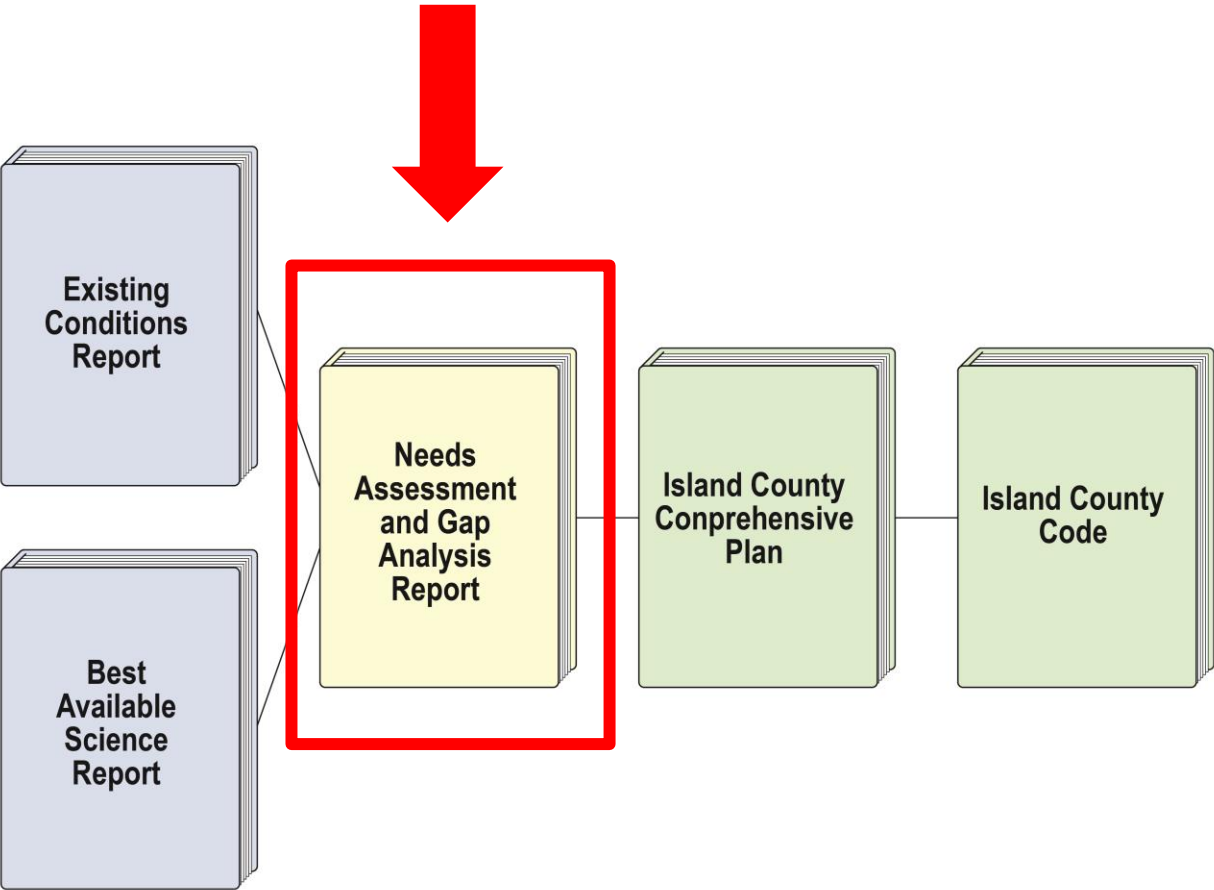
March 28, 2016



Project Status Update

- **Summary presentation of DRAFT Needs Assessment and Gap Analysis Report**
- **Preliminary TAG Feedback**

Project Overview (Reminder)







Needs Assessment and Gap Analysis

- **Wetland Rating, Regulations, and Monitoring (Chapter 2)**
- **Surface Water Quality Impacts and Monitoring (Chapter 3)**
- **Groundwater Resources and Quality Protection (Chapter 4)**
- **Public Safety and Property Risks from Geologic Hazards (Chapter 5)**








Categories

	Recommended Revisions
	Optional Policy Considerations



Wetland Rating, Regulations, and Monitoring






	<p>Consider specifically requiring the use of the federal manual for wetland delineation.</p>
	<p>Consider requiring compensatory mitigation for temporary impacts to wetland functions that will last two or more years.</p>
	<p>Consider prohibiting reduction of wetland buffers below 75 percent of the standard buffer width.</p>
	<p>Consider alternative mitigation strategies with a focus on watershed scale planning and management.</p>
	<p>Refine wetland monitoring program; appoint task force to address.</p>



Surface Water Quality Impacts and Monitoring



	<p>Consider public education strategies that emphasize the importance of water quality and effective surface water management.</p>
	<p>Although on-site infiltration is often the preferred approach for development, where warranted, further consider use of LID and green stormwater infrastructure approaches in specific watersheds.</p>
	<p>Incorporate incentives into the adaptive management framework (ICC 17.02.040.L.6).</p>



Surface Water Monitoring Program

- Evaluated in the *Existing Conditions Report*
- Potential improvements identified by TAG, County staff, and consultant team:
 - **Reprioritize Monitoring Efforts** – focus on source identification activities in specific watersheds
 - **Adjust Monitoring Locations** – select based on risk to local resources of interest/value and incorporate watershed characterization results, other new information.







Surface Water Monitoring Program - continued

- **Improve Pollutant Source Identification through New Tools and Partnerships** – technical tools and ongoing relationships.
- **Employ New Water Quantity and Habitat Monitoring Protocols** – permanent stream gages on Maxwellton, Glendale, and Kristoferson Creeks. Integrated with groundwater monitoring.
- **Improve Public Outreach About Program** – informational materials and annual reporting on County website.



Groundwater Resources and Quality Protection








	<p>Available groundwater level trend data are often over 10 years old and are thus not necessarily indicative of recent trends. Areas could be identified where enhanced time-series groundwater level data could be useful.</p>
	<p>Seawater intrusion monitoring is comprehensive, but could be improved by increasing the compliance of data submittal by public water systems and expanding measurement of groundwater elevations (or clarifying the significance of existing measurements) in selected areas.</p>
	<p>Metering pumping from water-supply wells provides data from the larger water systems, but data are not reported from the smaller systems or domestic wells. Agricultural groundwater use estimates are relatively inaccurate. Improvements to the accuracy of this data could be explored.</p>
	<p>Review all forms of proposed development for effects on water availability.</p>






Public Safety and Property Risks from Geologic Hazards



	<p>In next SMP amendment or update, consider increasing setbacks and/or prohibit development in areas vulnerable to bluff retreat or shoreline retreat and landslides.</p>
	<p>In next SMP amendment or update, consider expanding tsunami hazard protections.</p>
	<p>Provide specific development standards for areas vulnerable to seismic events.</p>
	<p>Provide clarity on the variable risk posed to areas above, below, and on unstable or potentially unstable slopes.</p>
	<p>Use and/or adopt multiple sources of available maps and information regarding for landslides, soil liquefaction potential, and tsunami hazards as screening tools during permit review.</p>



	<p>Use County’s 2007 and 2014 LiDAR in refining hazard identification.</p>
	<p>Consider notification requirements for geologically hazardous areas (i.e., property sales and/or title).</p>
	<p>Clarify intent and purpose of geotechnical reports for steep/unstable slopes.</p>



Next Steps - Report Review Logistics

- **Input from TAG, PC & Board**
- **Feedback incorporated**
- **Policy and Regulatory Memos Drafted**